

EXHIBIT A

On Aug 9, 2021, at 4:13 PM, DCRA Customer Service <dcrcacs@dc.gov> wrote:

Dear Richard Holowchak,

Thank you for contacting the Office of the Zoning Administrator (OZA) within the Department of Consumer and Regulatory Affairs (DCRA). I am in receipt of your inquiry which has been submitted to me for review and follow up. I have determined that, after reviewing your email and attachments asking for minor flexibility for construction at 316 2nd St SE under 11 DCMR Section A-304.3, the following:

Subject Zone: **RF-3**

Type of Construction: *Rear addition/extension of the second and third floors*

Requested Relief: *Exceeds lot occupancy*

Standard and Citation: *60% maximum limit as per Section E-504.1*

Flexibility Requested: *2%**

Based on the information you provided, the requested flexibility is **at the limit of the 2% allowance for area** requirements, and I find, in accordance with Section A-304.3 (a)-(f) that:

- a) The light and air available to neighboring properties shall not be unduly affected as: *The minor increase of lot occupancy of the one foot extension is minimal.*
- b) The privacy of neighboring properties shall not be unduly compromised as: *The proposed extension will not have windows facing adjacent properties on the sides so it is unlikely to affect privacy.*
- c) The level of noise in the neighborhood shall not be unduly increased because: *The slight overage in lot occupancy is minimal.*
- d) The use and enjoyment of neighboring properties shall not be unduly compromised because: *The slight increase in lot occupancy is unlikely to have any effect.*
- e) No trees which would otherwise be protected by this title or other District of Columbia regulation, would be damaged or removed because: *No trees are proposed to be removed.*
- f) The general scale and pattern of buildings on the subject street frontage and the neighborhood will be maintained, consistent with the development standards of DCMR Title 11, as: *The construction for the slight overage in lot occupancy is at the rear of the property.*

Accordingly, you may proceed with an application and cite this communication that documents the **granting of the requested minor flexibility**. Thanks again for submitting your inquiry and please let me know if you have any additional questions or concerns.

Regards,

Matthew Le Grant
Zoning Administrator
Department of Consumer and Regulatory Affairs
Government of the District of Columbia
1100 4th St SW, Washington DC 20024
Matthew.legrant@dc.gov
Main 202 442-4576 – Desk 202 442-4652

Board of Zoning Adjustment
District of Columbia
CASE NO 20543
EXHIBIT NO 59C

EX. A

EXHIBIT B

Address

316 2ND STREET SE

SEARCH

- Overview
- Notices
- Licenses
- Permits
- Inspections
- Compliance & Enforcement
- More

316 2ND STREET SE

Download

Permits

^

Keyword search

Permit #	Permit Type	Date Filed	Address	Name	SSL	
B2011801	Construction/Addition Alteration Repair		316 2ND ST SE, WASHINGTON, DC 20003	DOCK YUEN JEW TRUSTEE	0762 0030	SHOW DETAILS
B2011821	Construction/Addition Alteration Repair	2021/01/25	316 2ND ST SE, WASHINGTON, DC 20003	CRYSTAL D CARGILL	0763 0021	HIDE DETAILS

Permit #	Permit Type	Date Filed	Address	Name	SSL
----------	-------------	------------	---------	------	-----

Owner Name:CRYSTAL D CARGILL

Applicant Name:JORDAN JAVIER; NA

Trade Name:

Permit Status: Permit Issued

[Get Latest Permit Status](#)

Job Classification:

More Info

Job Class Code	Size	Classification	End of Initial Review Cycle (Projected)
D-R	1,000 - 2,000 sq ft	Residential	2020/11/09

Description of work/ Review status:

The Owner is seeking to renovate the interior of all three floors, expand the second floor, add a roof deck with pergola over the existing first floor, and expand the third floor over the second floor. We are proposing the addition be full brick with a close match in color/style of brick and grout.

Discipline	Review Status	Status Date
Issue Permit	Permit Issued	01/25/2021
Issue Permit	Contractor Information Missing	01/21/2021
Cost Review	Cost Review - Not Required	01/21/2021
ProjectDox QA	Project Dox QA Approved	01/19/2021
Zoning Review	Zoning Review Approved - WC	01/19/2021
Neighbor Notification	Neighbor Notification Approved	01/11/2021
Energy Review	Energy Review Approved	12/15/2020
Zoning Review Pending	Comments Submitted to the Applicant for Correction	12/11/2020
Structural Review	Structural Review Approved	12/03/2020
CFA Review	CFA Review Approved	12/03/2020
HPRB Review	HPRB Review Approved	12/03/2020
DDOT Review	DDOT Review N/A	11/22/2020
Zoning Review Pending	Comments Submitted to the Applicant for Correction	10/23/2020
Structural Review Pending	Comments Submitted to the Applicant for Correction	10/13/2020
Energy Review Pending	Comments Submitted to the Applicant for Correction	10/13/2020

Energy Review Pending	Comments Submitted to the Applicant for Correction	10/13/2020
Permit #	Permit Type	Date Filed
Electrical Review Ap	Address	Name
SSL		
10/05/2020		
DC Water Review	DC Water Review Approved	10/02/2020
Neighbor Notification Pending	Comments Submitted to the Applicant for Correction	10/02/2020
Neighbor Notification Pending	Comments Submitted to the Applicant for Correction	10/02/2020
DOEE EV Review	DOEE EV Review Approved	10/02/2020
DOEE EV Review	DOEE EV Review Approved	10/01/2020
Plumbing Review	Plumbing Review Approved	10/01/2020
Mechanical Review	Mechanical Review Approved	10/01/2020
DOEE SE-SW Review	DOEE SE-SW Review N/A	09/30/2020
HPRB Review Pending	Comments Submitted to the Applicant for Correction	09/30/2020
CFA Review Pending	Comments Submitted to the Applicant for Correction	09/30/2020
DC Water Review Pending	Comments Submitted to the Applicant for Correction	09/29/2020
DOEE EV Review Pending	Comments Submitted to the Applicant for Correction	09/29/2020
Plan Review Coordinator	Projectdox Under Review	09/29/2020
Plan Review Coordinator	Projectdox Accepted	09/03/2020
Wall Check Verification	In-Process	

B2011821-EXT-1	Construction/Permit/Extension		316 2ND ST SE, WASHINGTON, DC 20003	Name	SSL	SHOW DETAILS
B2111825	Construction/Alteration and Repair	2021/10/21	316 2ND ST SE, WASHINGTON, DC 20003	CARGILL, JEFFREY D	0763 0021	SHOW DETAILS
B2111825-EXT-1	Construction/Permit/Extension		316 2ND ST SE, WASHINGTON, DC 20003	Name	SSL	SHOW DETAILS
B2112471	Construction/Alteration and Repair		316 2ND ST SE, WASHINGTON, DC 20003	CARGILL, JEFFREY D	0763 0021	SHOW DETAILS
B2200036	Construction/Alteration and Repair		316 2ND ST SE, WASHINGTON, DC 20003	CARGILL, JEFFREY D	0763 0021	SHOW DETAILS
DK2100507	Construction/Deck		316 2ND ST SE, WASHINGTON, DC 20003	CARGILL, JEFFREY D	0763 0021	SHOW DETAILS
E2104868	Supplemental/Electrical	2021/03/15	316 2ND ST SE, WASHINGTON, DC 20003	CARGILL, CRYSTAL D	0763 0021	SHOW DETAILS
SR20SO07477	Surveyors/Customer Request		316 2ND ST SE, WASHINGTON, DC 20003	Name	SSL	SHOW DETAILS

Public Space Permits (Construction) 

Public Space Permits (Non construction) 

DISCLAIMER: Information provided through the Scout application is intended for informational purposes, only. DCRA makes all reasonable efforts to provide information that is current, complete, and correct, however the Agency does not guarantee the quality of information in Scout. The Scout application contains information that originates from external sources, such as other District of Columbia Government agencies. DCRA attempts to fully preserve the fidelity of externally sourced information but the Agency does not guarantee and cannot be held liable for inaccuracies in externally sourced information. DCRA may not be held responsible or liable, directly or indirectly for any damages or losses caused - or alleged to be caused – by, or in connection with the use of, or reliance on any information in the Scout application. Furthermore, DCRA assumes no responsibility or liability for any consequence resulting directly or indirectly for any action taken or failures to act made in reliance on information in the Scout application.

Address

316 2ND STREET SE

SEARCH

- Overview
- Notices
- Licenses
- Permits
- Inspections
- Compliance & Enforcement
- More

316 2ND STREET SE

Download

Permits

Keyword search

Permit #	Permit Type	Date Filed	Address	Name	SSL															
B2011801	Construction/Addition Alteration Repair		316 2ND ST SE, WASHINGTON, DC 20003	DOCK YUEN JEW TRUSTEE	0762 0030	SHOW DETAILS														
B2011821	Construction/Addition Alteration Repair	2021/01/25	316 2ND ST SE, WASHINGTON, DC 20003	CRYSTAL D CARGILL	0763 0021	SHOW DETAILS														
B2011821- EXT-1	Construction/Permit/Extension		316 2ND ST SE, WASHINGTON, DC 20003	Name	SSL	HIDE DETAILS														
<div>Owner Name:Applicant Name:Trade Name:</div> <div>Permit Status: Extension DeniedGet Latest Permit Status</div> <div>Job Classification:More Info</div> <table><tr><th>Job Class Code</th><th>Size</th><th>Classification</th><th>End of Initial Review Cycle (Projected)</th></tr><tr><td>N/A</td><td>N/A</td><td>N/A</td><td>N/A</td></tr></table> <div>Description of work/ Review status:</div> <table><tr><th>Discipline</th><th>Review Status</th><th>Status Date</th></tr><tr><td>Extension Review</td><td>Extension Denied</td><td>08/04/2022</td></tr></table>							Job Class Code	Size	Classification	End of Initial Review Cycle (Projected)	N/A	N/A	N/A	N/A	Discipline	Review Status	Status Date	Extension Review	Extension Denied	08/04/2022
Job Class Code	Size	Classification	End of Initial Review Cycle (Projected)																	
N/A	N/A	N/A	N/A																	
Discipline	Review Status	Status Date																		
Extension Review	Extension Denied	08/04/2022																		
B2111825	Construction/Alteration and Repair	2021/10/21	316 2ND ST SE, WASHINGTON, DC 20003	CARGILL, JEFFREY D	0763 0021	SHOW DETAILS														

Permit #	Permit Type	Date Filed	Address	SE, Name	SSL	
B2111825-EXT-1	Construction/Permit/Extension		316 2ND ST SE, WASHINGTON, DC 20003	CARGILL, JEFFREY D	0763 0021	SHOW DETAILS
B2112471	Construction/Alteration and Repair		316 2ND ST SE, WASHINGTON, DC 20003	CARGILL, JEFFREY D	0763 0021	SHOW DETAILS
B2200036	Construction/Alteration and Repair		316 2ND ST SE, WASHINGTON, DC 20003	CARGILL, JEFFREY D	0763 0021	SHOW DETAILS
DK2100507	Construction/Deck		316 2ND ST SE, WASHINGTON, DC 20003	CARGILL, JEFFREY D	0763 0021	SHOW DETAILS
E2104868	Supplemental/Electrical	2021/03/15	316 2ND ST SE, WASHINGTON, DC 20003	CARGILL, CRYSTAL D	0763 0021	SHOW DETAILS
SR20SO07477	Surveyors/Customer Request		316 2ND ST SE, WASHINGTON, DC 20003	Name	SSL	SHOW DETAILS

Items per page: 10 1 - 10 / 11 |< < > >|

Public Space Permits (Construction) 

Public Space Permits (Non construction) 

DISCLAIMER: Information provided through the Scout application is intended for informational purposes, only. DCRA makes all reasonable efforts to provide information that is current, complete, and correct, however the Agency does not guarantee the quality of information in Scout. The Scout application contains information that originates from external sources, such as other District of Columbia Government agencies. DCRA attempts to fully preserve the fidelity of externally sourced information but the Agency does not guarantee and cannot be held liable for inaccuracies in externally sourced information. DCRA may not be held responsible or liable, directly or indirectly for any damages or losses caused - or alleged to be caused – by, or in connection with the use of, or reliance on any information in the Scout application. Furthermore, DCRA assumes no responsibility or liability for any consequence resulting directly or indirectly for any action taken or failures to act made in reliance on information in the Scout application.